



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION – MST2005-00831
JUNE 5, 2009**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Final Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 803 N. Milpas Street

PROJECT PROPONENT: Jarret Gorin, Centerpoint Development Partners, LLC

PROJECT DESCRIPTION: The project involves the redevelopment of a vacant 21,756 square foot lot located at the northwest corner of Milpas and De la Guerra Streets. The project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from East De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from North Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking.

Required Permits: In order for the project to proceed, the following discretionary approvals are required by the Planning Commission:


1. A Tentative Subdivision Map for a one-lot subdivision with nine condominium units (eight residential, one commercial) per SBMC Chapters 27.07 and 27.13;
 2. A Modification to allow less than the required number of parking spaces (SBMC §28.92.110.A.1);
 3. A Development Plan to allow the construction of 2,851 net square feet of nonresidential development on APN 031-042-028 (SBMC §28.87.300); and
 4. Design Review by the Architectural Board of Review (ABR).
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MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that, with implementation of identified required mitigation measures, the proposed project will not have a significant effect on the environment.



Environmental Analyst



Date